3315 56 Street NE

Calgary | Active | MLS® A2346094

$275,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1977**	**812 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Great time to get into the market. Own your home with 2 bedrooms and 2 baths. Living room comes with an electric fireplace and nice mantel features, Walking into the kitchen you have a Spacious area to cook with quartz counters nice backsplash and large window to let in plenty in sunshine. Kitchen faces the back yard which comes complete with large back deck, garden area and two back sheds. There is room for 2 cars to park out back. Back inside and upstairs there are 2 good size bedrooms, a 4 piece bath and a handy linen closet. With the Lower Level finished your living space just got bigger. Use it for a family room or another bedroom. There is a 3 piece bathroom on this level also. Laundry has its own room and there is also storage under the stairs. This is the perfect place to call home! Close to bus routes, schools and shopping.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346094
Bedrooms	2
Bathrooms	2
Year Built	1977
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	812 sq. ft.
Main Level Finished Area:	423 sq. ft.
Upper Level Finished Area:	389 sq. ft.
Lot Area:	2,045 sq. ft.

Lot Frontage:	17'1"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1977 (Age: 49)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7711070
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Wood Frame
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room

Garage:	No
Parking:	Alley Access, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Lower Level
City Quadrant:	Northeast
Community:	Temple
Appliances:	None
Inclusions:	NA
Restrictions:	None Known
Main Floor	Living Room · 12'8" × 12' ·
Main Floor	Eat in Kitchen · 12'3" × 9'10" ·
2nd Floor	Bedroom · 10'9" × 9'2" ·
2nd Floor	Bedroom - Primary · 12'8" × 11'6" ·
Lower Level	Family Room · 15'6" × 9'9" ·
Lower Level	Laundry · 8'3" × 7'7" ·
Lower Level	Other · 7'7" × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Quartz Counters, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Sloped
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-CG d44
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3315-56-street-ne-calgary-a2346094/

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